

RECEIVED

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL  
PLANNING GROUP. Minutes of the meeting on 11 August 2008.

SEP 08 2008  
San Diego County  
DEPT. OF PLANNING & LAND USE

Item 1. Chairperson Wally Riggs called the meeting to order at 1900 hours and the Pledge of Allegiance was recited.

- Planning Group members Pasek, Ulm, Walls, Riggs, Bretz, Manning, Vandover, Harris, Myrick, Hertel, Smith and Gabler were present, forming an opening quorum of 12.
- Group member Crocker was absent, but excused; Bowen was absent, not excused; Seat 3 is vacant.
- Jack Vandover moved that the Planning Group approves the minutes of the meeting on 14 July 2008 as submitted for review. The motion passed (10 yes; no; 2 abstain: Hertel and Ulm).
- There were no expense reimbursement requests.

Item 2. Announcements. Chairman Wally Riggs welcomed Jason Harris as the newly appointed Planning Group member for Seat 11, Harbison Canyon.

Item 3a. Open Forum. No one requested to speak.

Item 3b. Group Forum. Mary Manning, Harbison Canyon, announced the opportunities for involvement in the County Sheriff Department's volunteer program for retired folks, in an email Neighborhood Watch system, and in a Sheriff's notification system.

Item 4. Committee Reports. 2020 General Plan. Jack Vandover, Harbison Canyon reported on the 2020 General Plan Steering Committee and Interest Group activities. He provided a handout of the Draft Technical Review Revisions of the General Plan Land Use Element for members' review.

Item 5. Private Project Proposal. TPM 21113, Lot split, 1863 Harbison Canyon Road. Bill Bretz reviewed this proposal for the Group with the property owner-project applicant, Mr. Kevin Carnavale, and invited Mr. Carnavale to attend the Planning Group meeting tonight (he was absent). The project would create 4 lots, each 2-acres or larger, and a remainder lot with existing residential structures; the remainder lot has direct access to Harbison Canyon Road, but access to the 4 new lots would be provided by a private road easement across an adjoining property utilizing a road connecting to Dehesa Road that already serves 5 existing homes. The notes on the Tentative Parcel Map state that the project will require 4900 cubic yards of excavation and 6500 cubic yards of embankment, indicating a need for 1600 cubic yards of imported fill. The project would receive water from the Padre Dam Water District, but it would rely on septic systems with leach fields. The County planner for the project said that it was in the scoping stage with a scoping letter to be completed by September.

Three neighboring property owners expressed concerns about the proposed off-project access road easements, about the adequacy of the Harbison Creek crossing, about the potential for storm water runoff impacts from the project grading and road construction,

and about the potential for project septic systems to contaminate groundwater wells on nearby adjacent properties.

Planning Group members discussed these concerns, and the need for additional information (especially a grading plan and biological studies) before being able to make a recommendation about the proposed project.

Jeff Pasek moved that the Planning Group sends a letter to the Department of Planning and Land Use listing five major concerns about the project for which the Group requests additional information before it makes a recommendation about TPM 21113:

- The legal status of the access road easements for the new lots.
- The capacity of the existing road and creek crossing to service 4 new homes in addition to the existing 5 homes currently using it.
- The absence of a grading plan and confusion about the potential import of 1600 cubic yards of fill.
- The capacity of the project to absorb its wastewater without impacting groundwater and neighboring wells.
- The potential impacts of storm water runoff on neighboring properties.

And the Group requests that these concerns about the project are addressed as part of the scoping letter process, and that the scoping letter be provided to the Planning Group as soon as it is available.

The motion passed (12 yes; 0 no; 0 abstain).

Item 6a. Public Project Proposal. Community Plan Review. Chairperson Riggs informed the Group about the status of revision of the Subregional Community Plan for the Crest-Dehesa-Granite Hills-Harbison Canyon area as part of the General Plan update process. Group members were urged to review the Community Plan Template and other reference material on the County Department of Planning and Land Use website.

Chairman Riggs appointed an Ad Hoc Committee for Community Plan Review composed of Pat Ulm as Chairperson, with Bill Bretz, Phil Hertel and Jeff Myrick as members.

Item 6b. Public Project Proposal. Valley Center Road 3A. Chairperson Riggs referred to a handout provided to the Group at its July meeting about the proposed Road Segment 3A in Valley Center, explaining how this topic is related to the County planning process and serves as useful background information.

Item 7a. Unfinished Business. Payment to Mark Gabler for Website renewal. Chairperson Riggs reminded the Group of its agreement that the members would voluntarily share the annual service charge for the Group's Website, and he prompted everyone to contribute his/her \$6.00 share directly to Mark.

Item 7b. Unfinished Business. Sunrise Powerlink EIR. Bretz reviewed for the Group the Recirculated Draft EIR/Supplemental Draft EIS. The Campo Reservation and the U.S. Forest Service have raised major obstacles to the Interstate 8 Alternative route for the 500 kV transmission line, and this has reduced the number of potential routes for the line in the southern part of San Diego County. The sole remaining southern route alternative follows a path east of the Crest-Dehesa-Granite Hills-Harbison Canyon

Subregion, but linked to this route is a Future Transmission System Expansion route that is identical to the West of Forest Alternative route that would cross through the Subregion with major impacts to Dehesa and Harbison Canyon. The Powerlink environmental documents have neglected to analyze the West of Forest Alternative despite the fact that it is a planned, integral project element. This item was informational, and there was no Group action.

Item 7c. Unfinished Business. PLDO recommendation. Chairperson Riggs provided the Group with a handout of the current PLDO fund balance available for parks' projects in the Subregion as of 30 June 2008. Subtracting the allocations of \$200,000 for the Granite Hills High School Turf Field, of \$31,658 for Nancy Jane Park Swings, and of \$3,000 for Park Development support staff results in an available fund balance of \$62,165. Discussion about maintenance work at parks included the information that the County Department of Parks and Recreation is paying for new fencing at Old Ironsides Park and at South Lane Park (and all other County parks) from non-PLDO funds.

Planning Group members Mary Manning and Jason Harris, Harbison Canyon, distributed copies to the Group of an estimated budget for improvements and maintenance items at Old Ironsides Park Community Hall that could be submitted to Supervisor Jacobs for funding from the \$150,000 of District 2 discretionary funds pledged for projects at the Subregion's parks. The estimate for the work formerly submitted as the Old Ironsides Park portion of the PLDO Priority List is \$84,000.

Kandy Franklin-Collins, Crest, reported that a line item cost estimate for improvements and maintenance items submitted as the South Lane Park portion of the PLDO Priority List totals \$102,000, but that this could possibly be reduced to about \$72,000 by accepting a low cost trailer for the planned building.

< Jeff Pasek left the meeting, reducing the quorum of Group members present to 11. >

Phil Hertel moved 1) that the Planning Group submits to Supervisor Jacobs the project lists and cost estimates for both the Old Ironsides Park and South Lane Park maintenance and improvement work to comply with her request for a list of park projects to be funded from the \$150,000 of District 2 funds; 2) that the Planning Group recommends that the available \$150,000 be allocated approximately 50% - 50% between Old Ironsides Park projects and South Lane Park projects; and 3) that the Planning Group respectfully requests a report on how the \$150,000 is proposed to be divided between projects proposed for the two parks. The motion passed (11 yes; 0 no; 0 abstain).

Item 8a. New Business. Declaration of vacant Seat 3. Crest. Chairperson Riggs announced that due to the resignation of Andy Knutson, Seat 3 from Crest needed to be declared vacant by the Group. Pat Ulm moved that the Planning Group declares Seat 3, Crest, vacant. The motion passed (11 yes; 0 no; 0 abstain).

Chairperson Riggs said he would arrange a public advertisement about the vacancy of Seat 3.

Item 8b. New Business. Sycuan Casino application for Alcoholic Beverage License.

Chairperson Riggs described the efforts of the Dehesa Valley Community Council (DVCC) to organize opposition to the application of the Sycuan Tribe for a liquor license for the Sycuan Casino, and the request of DVCC for the Planning Group to file a protest against the alcoholic beverage license application by Sycuan. He also read a letter from Supervisor Diane Jacobs to the DVCC's Pat Riggs stating that the County is preparing a letter of opposition to the Sycuan liquor license application, and mentioned that the community would not have known about the application if Supervisor Jacobs had not called Pat Riggs to inform her.

Lory Walls commented that in order for the issues of traffic and crime associated with the Casino to be recognized, folks must report problems to the Sheriff's Department; and that since incidents aren't being reported, the Sheriff's Department concludes there has been no increase in problems related to the Casino.

Lory Walls moved that because the Planning Group finds that

- 1) The existing Sycuan Casino traffic of more than 15,000 vehicles per day on a 2-lane, winding country road passing through a school zone is already a significant public safety threat,
- 2) The Public Safety issues due to Casino traffic on Dehesa Road will only increase if alcohol is sold at Sycuan Casino,
- 3) All of the conditions leading to a previous denial of a liquor license application are still present, and
- 4) From the Planning Group standpoint it is already difficult to provide informed recommendations on projects that will increase traffic on public roads given the impacts of traffic related to the Sycuan Casino,

the Planning Group will submit an official protest against an alcoholic beverage license application for the Sycuan Casino based on these findings.

The motion passed (11 yes; 0 no; 0 abstain).

Respectfully submitted, William L. Bretz (Secretary)